

FOR SALE | INDUSTRIAL PROPERTY  
**75 – 77 TYCOS DRIVE**  
TORONTO | ON



# THE OFFERING

This purpose-built structure was designed by the modernist architecture firm John B Parkin Associates, originally constructed by Taylor Instrument Companies in 1954, later operating under the brand “Tycos”. The property then served as the distribution center for Roots Canada from the mid 90s until 2019. The total building area is 108,066 square feet on a 4.4 acre lot. This single level on slab building includes ceiling heights ranging from 14’ to 24’.

The property is located in the Yorkdale-Glen Park neighbourhood of Toronto and situated near the junction of Allen Road and Highway 401, offering excellent access to major arterial routes and a short drive to downtown Toronto. The surrounding area has experienced significant industrial and commercial revitalization, driven by ongoing demand for well-located infill properties and proximity to the city’s core. The area is characterized by a mix of light industrial, showroom, and office uses, supported by nearby retail amenities along Dufferin Street and the Yorkdale Shopping Centre. The location also benefits from access to public transit, including the Lawrence West and Glencairn subway stations, making it highly accessible for both employees and visitors.

The Property is designated within the City of Toronto Official Plan as Industrial – Employment Industrial Zone (E.1)



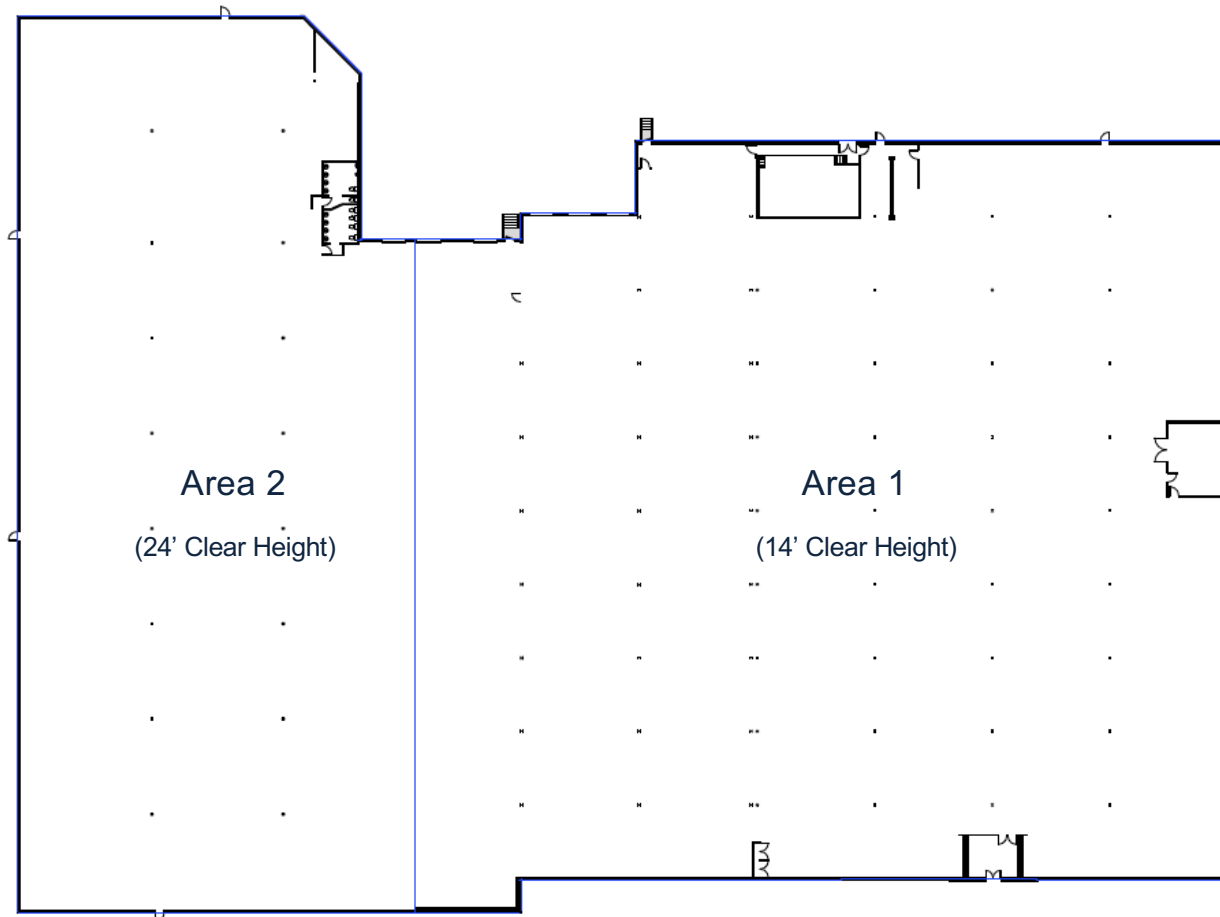
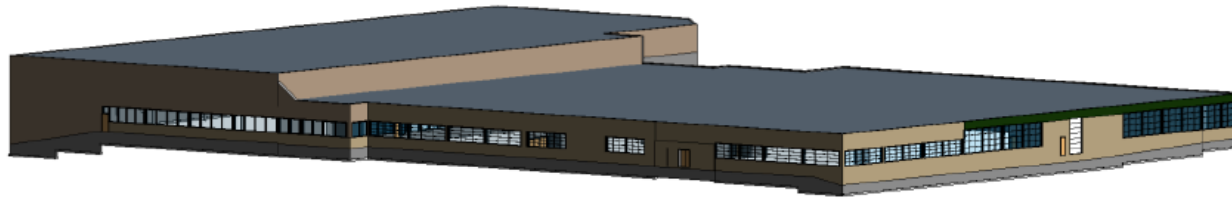
# PROPERTY DETAILS

Lot Area	4.4 Acres, 192,027.98 SF
Dimensions	500.66' F x 383.55" D
Total Building Area	107,431 SF
Clear Height	14' - 24'
Power	800 AMP, 600 VLT
Truck Level Doors	6
Drive-in Doors	1
Tenancy	Vacant



Official Plan	Employment
Zoning	E 1.0
Ward	Eglinton-Lawrence (08)
Roof	New TPO Roofing
Fibre	Available
Asking Price	\$26,000,000

# FLOOR PLAN



Total Building Area: 107,431 Square Feet

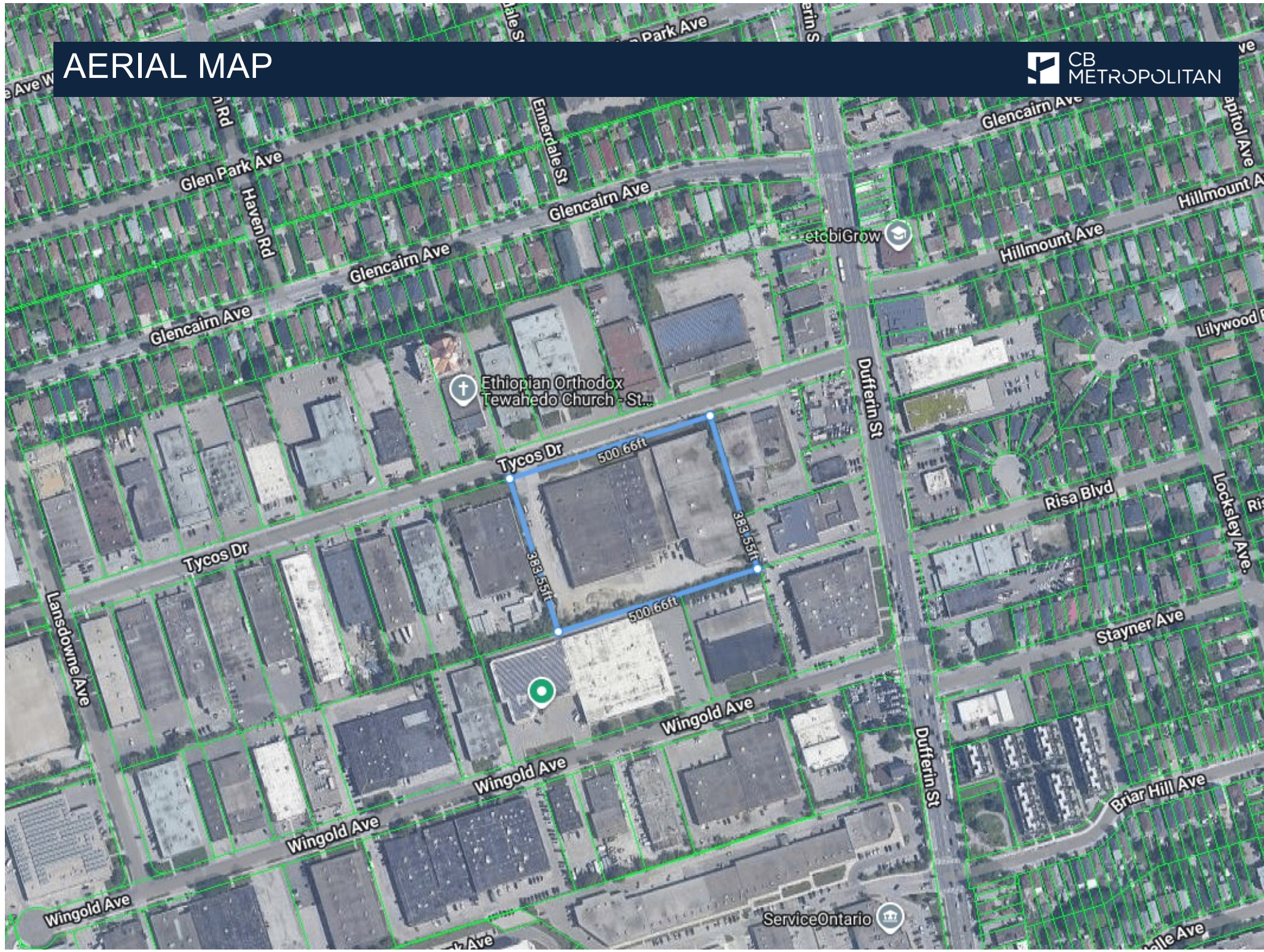
# Photos | Area 1:



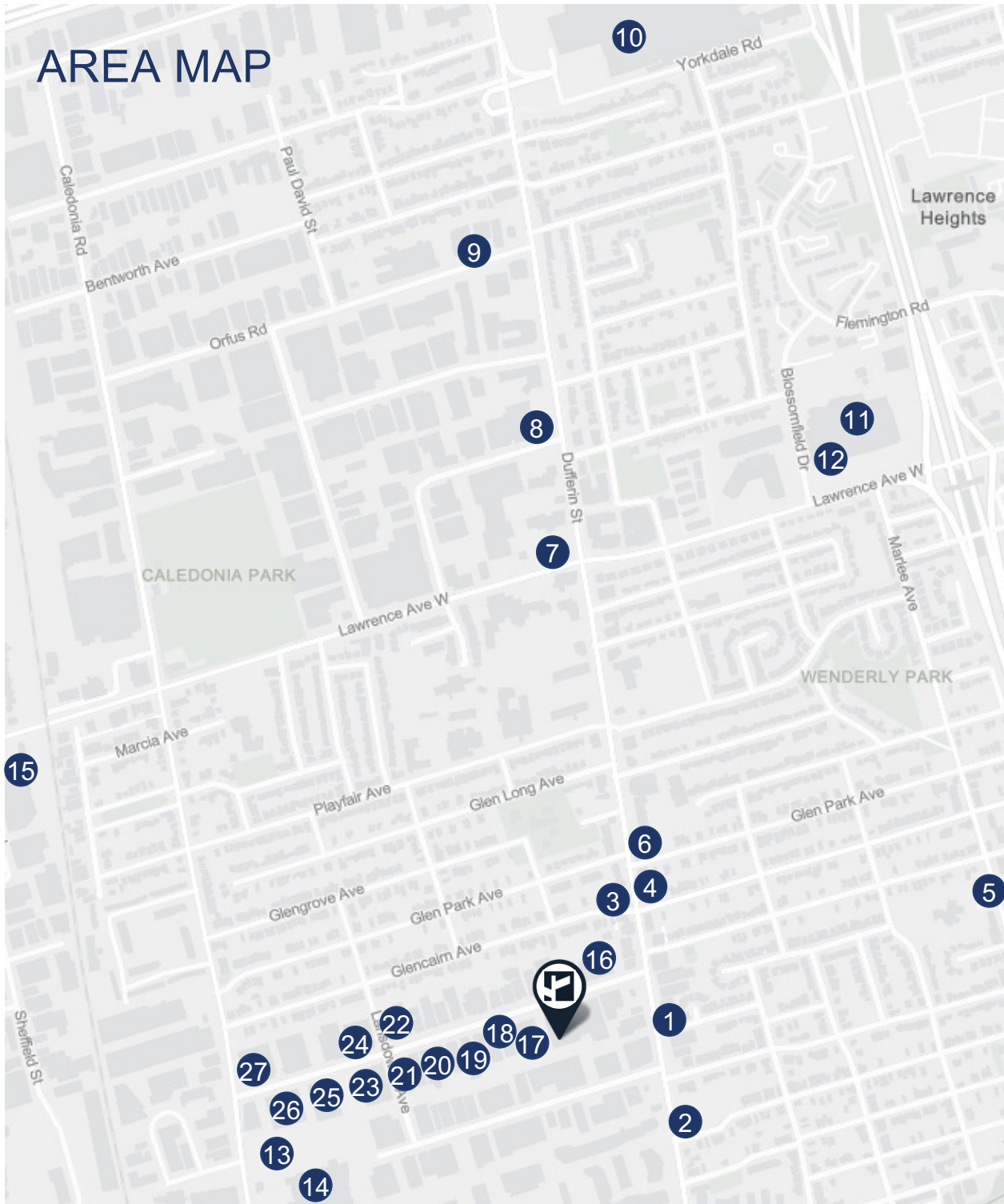
# Photos | Area 2:



# AERIAL MAP



# AREA MAP



## Neighbourhood Amenities

1. McDonalds
2. RBC
3. CIBC
4. Petro-Canada Gas Station
5. Domino's Pizza
6. Amico Bakery
7. Shell Gas Station
8. TD Canada Trust
9. Dollarama
10. Yorkdale Shopping Centre
11. RioCan Lawrence Allen Centre
12. Canadian Tire
13. The Home Depot
14. Rona
15. Walmart
16. Zaneen Lighting Showroom
17. Executive Furniture Rentals
18. Casa Di Luce (Lighting Store)
19. Fashion Cage
20. Saltillo Tile
21. Kravet Canada (Fabric Store)
22. Weavers Art
23. Roche Bobois
24. Muskoka Living
25. Deco-Tile
26. Au Lit Fine Linens
27. Roman Bath Centre

## Offering Process

CB Metropolitan Commercial Ltd, (the “Listing Brokerage”) has been exclusively retained to seek proposals to acquire the Property(s). Please complete the enclosed Confidentiality Agreement for access to our data room.

Kindly submit all offers to the contacts listed below.

## Contact

### Ming Zee

Broker of Record

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### Nick Nankissoor

Sales Representative

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**CONFIDENTIALITY AGREEMENT FOR 75 TYCOS DR, NORTH YORK**

This Confidentiality Agreement is entered into as of the date set forth below between the undersigned recipient (the "Recipient"), and the Vendor or its appointed representatives, for the purpose of evaluating a potential purchase of the property described below (the "Property").

**CONFIDENTIAL INFORMATION:** The Recipient acknowledges that the Vendor or its Agent/Broker has provided or may provide certain confidential and proprietary information, including but not limited to financial statements, leases, reports, contracts, site plans, and any other related documents (collectively, the "Confidential Information") in connection with the evaluation of the Property.

The Recipient agrees: To keep the Confidential Information strictly confidential and not disclose it to any third party except as permitted herein; To use the Confidential Information solely for the purpose of evaluating a potential purchase of the Property; To inform all representatives, including employees, partners, officers, directors, agents, legal, financial, or real estate advisors (collectively, "Representatives"), of the confidential nature of the information and ensure their compliance with this Agreement; Not to use the Confidential Information in any manner detrimental to the Vendor or its representatives.

**PERMITTED DISCLOSURE:** The Recipient may disclose Confidential Information only to those Representatives who need to know such information for the purpose of evaluating the Property, provided that: Such Representatives are informed of the confidential nature of the information; The Recipient assumes full responsibility for any breach of this Agreement by its Representatives.

**RETURN OR DESTRUCTION OF INFORMATION:** In the event the Recipient does not proceed with a purchase of the Property, or upon request by the Vendor, the Recipient agrees to: Return or destroy all Confidential Information, including all copies, notes, and summaries derived from it; Confirm such return or destruction in writing upon request.

**NO WARRANTY OR LIABILITY:** The Recipient acknowledges that neither the Vendor, its Agent/Broker, nor any of their respective officers, directors, employees, shareholders, or agents make any representations or warranties regarding the accuracy or completeness of the Confidential Information. The Recipient releases the Vendor and its representatives from any liability arising from the use of the Confidential Information.

**INDEMNIFICATION:** The Recipient agrees to indemnify and hold harmless the Vendor and its representatives from any claims, damages, losses, or expenses (including legal fees) arising from a breach of this Agreement. **TERM AND TERMINATION:** This Agreement shall remain in effect for a period of one (1) year from the date of execution.

EXECUTED at \_\_\_\_\_ this \_\_\_\_ day of \_\_\_\_\_, 2026.

Recipient's Company: \_\_\_\_\_ Recipient's Agent's Company: \_\_\_\_\_

Recipient's Name and Title: \_\_\_\_\_ Recipient's Agent's Name and Title: \_\_\_\_\_

Recipient's Address: \_\_\_\_\_ Recipient's Agent's Address: \_\_\_\_\_

Recipient's Email: \_\_\_\_\_ Recipient's Agent's Email: \_\_\_\_\_

Recipient's Signature: \_\_\_\_\_ Recipient's Agent's Signature: \_\_\_\_\_

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